#### Deluge of Dwelling and Flat Sales Reported, With Oct. 1 Near at Hand.

With the autumnal moving day only t few hours off trading in residential buyer, tt any time since the housing shortage legan to manifest itself. That much was evident from a survey of yester-day's transactions, which included over twenty dwelling sales and a fairly heavy

budget of deals in the multifamily house field, where the trading seemed to be residences did so to protect themselves against eviction and some of the other unpleasant sequels of the famine in living space, but the buying was not con-fined to the prospective occupant. There were those who saw in prevailing conditions a good opportunity for invest-ment or speculation. This of course would apply especially to trading in the multifamity house field.

#### Dwelling Sales Reported.

J. Irving Walsh sold for Lewis and Harry Ferguson, trustees of the estate of Eva Tuthill, the three four story dwellings at 151-153 West Tenth street and 182 Waverley place to Mary S. Wes-ton, who will remodel the properties. Henry Hof sold for Rees & Rees the four story dwelling at 242 East Fortieth street to Otto Pfleger.

Durous Company sold for Dr. Louis F.
Durous Company sold for Dr. Louis F.
Hishop his four story residence at 54
West Fifty-fifth, street, 18.6x190, to
Mary J. McShane.
James H. Cruikshank sold to Flor-

ence Quail Harris 42 West Ninetleth street, a three story dwelling, 19.8x100, through Ernest T. Rowers, broker, B. James of Frederick Zittel & sold for S. L. Pakas the dwelling 232 West Eighty-fourth street, 20x 162, to a physician.

oss Company sold for Margaret F. Johnson to Dr. Louis F. Bishop the residence at 114 East Seventy-second street, year Park avenue, a four story house, Norman Dalley sold to Gertrude Law-

rence the three story dwelling at 30 West 129th street, 21.6x100. The Charlotte Realty Company sold to Frederick Ecaybert the three story dweiling, 16.8x99.11, at 56 West 126th

Mortimer Bishop and others sold to Elizabeth A. Gardner the four story

The trustees of the Leaks & Watt. Orphan House sold to Herman Bullo the four story dwelling at 465 West Fiftyseventh street, 20x75.5. Rosa Barba resold to G. Valentino the three story dwelling at 243 East 118th

the three story dwelling at 319 East 123d street, 18x100.11.

Catharine A. Conway sold to James torium. O'Meara the three story dwelling at 1648 avenue A, 15,7x81.

The 539 Corporation (Daniel B. Fried-man) bought from Catharine Earley the three story dwelling at 151 East Fifty-third street, 17.10x100.5, Kate N. Foote sold to Martha Merri-

man the four story dwelling at 170 East Sixty-first street, 20x75.5.

Csarina George bought the four story dwelling at 215 West 139th street, 19.2x

In the Hotel Endicott, Eighty-second 100.

lischner the four story dwelling at 146

Dunlap & Lloyd sold for John Nash the three story house at 120 West Eleventh street to Mrs. Nichola West Francis S. Paterno leased from Carrier

tenement, 19x62.
Daniel H. Jackson bought from Carl
H. Richardson, trustee, 305 West 116th
Street, near Eighth avenue, a five story
Street, near Eighth avenue,

Sophic Weber sold to Wilhelmina J.
Berdolt 1751 Park avenue, a four story tenement with stores, 25.11x89.6.

Ludwig A. Ihrig gold to C. Whellington Fitch, Mrs. Maud Smith and L. C. White.

Wheeler Bealty of the Company of the Compa

the five story flat at 29 West 118th avenue to Allen Caruthers.

\$700,000 Store Lease on B'dway.

Samuel Cohen and Thomas L. Cun-Company the store at the northwest Broadway and Fifty-first street, 24.5x61, to Charles Lang & Co.

#### jewellers. The lease is for twenty years at an aggregate rental of \$700,000. Form Leasing Company.

The 1 West Ninety-fifth Street Cor- taxpayer, 25x86. poration has been formed at Albany Central Park West and Ninety-fifth deer the two family dwelling on the street, occupied for many years as a west side of Cedar avenue, abo the house adjoining on Central Park bridge.
West is owned by the Schinasi estate.
The incorporators of the new company tangent the incorporators of the new company tangent the dwelling at 2982 Bainbridge avenue, 16.10x95.6.

Mina E. Fritz, owner of the Welling 144th street, 50.5x19.3.
on and Hotel Iroquois in this city, has Louis Snyder sold to Anna E. Nies: on and Hotel Iroquois in this city, has

ington, D. C., from E. R. and W. V. dwelling, 37x100. Poyle and J. C. Robertson for a term at The Mace Estates Building Company an aggregate rental of \$4,000,000. John sold to Kathryn Hayman a new dwell-

sold to Kathryn Hayman a new dwell and avenue mear Arnow and the British and avenue near Arnow and the British and the British

ment house on Fifty-second street, near bend the three story two family house Fifth avenue. The leases were closed by Harvey B. Newina and Robert J. Cover-The same brokers have subleased

Husiness Property Sales.

H. L. Mexley & Co., Haldwin H. Schupp, president, sold for Henry L. Wardwell 22 and 24 West Third street, BROOKLYN MARKET REPORTS. McInerney Klinck Realty Company corner of Greene, a six story building.
40x75. The buyer will occupy a portion
of the building. Steele & Otis were the
attorneys for the seller; Leopold Porstores on Church avenue, north alde, just west of East Second street, 21x95, for Albert and Lizzie Goeser. Edward J. Hogan and Edward M. Simmonds leased for the F. W. Woo: rino and Chas. P. Pinto represented the

Wm. H. Whiting & Co. sold for W. roperties has become more heetic than Wallace McClellan and others of Aibe street to a New York firm which operates a chain of retail millinery stores N. M., the three story building, 23x89.6, at 298 Pearl street to the The aggregate rental will be approxi-mately \$350,900. Peterson Cipher Code Corporation, Ernest G. Peterson, president.

Shaw & Co. and F. M. Welse & Co. sold for the Payne estate 2146 and 3148 125 and 127 Stockton avenue. Charles F. Noyes Company and Franz Sullivan sold for Samuel Mundhelm confined largely to tenement properties. Lexington avenue, northwest corner of Many of those who acquired private 129th street, two two story buildingswith store, 33.5x40, to Herman Wolfson. Horace E. Ely & Co. sold for the Valentine estate to a client of William J Spielberger the two story stable, 50x87.6 at 44 and 46 Ludlow street, between Grand and Hester streets. This is the first time that the property has changed hands in forty-two years.

United States Trust Company, as ex-ecutor, sold for \$45,000 to the Portfree Realty Corporation the three story gar-age at 140 East Fifty-fourth street, 20x

Kaufman & Lowenthal Realty Comsold to Lena Hochberg the buildings at 423 Cherry street, 25.3x55.0.

#### To Sell 114 Acre Site.

An East Bronx sale of waterfront and epland acrosse is to be held to-day at noon in the Real Estate Exchange a. 14 Vesey street by Joseph P. Day, auctioneer. The property consists of about 114 acres, the old mansion and outbuildings known as "Old Ferry Point" and located between Throgg's Neck and Clason's Point at the foot of Ferris avenue. The property to be sold as a whole is an almost ideal site for some large institution. Old Ferry Point to-day is owned by members of the Zerega and Lorillard families. At the extreme end of Zerega's Point stands "Island Hall," the Zerega mansion, dating from 1823 and erected of stone. The Ferris mansion, located nearby, overlooking Westchester Creek, dates from 1687 and is the oldest house in as a whole is an almost ideal site for from 1687 and is the oldest house in

#### MISCELLANEOUS LEASES.

And, ew J. Connick Son & Co., mer chant tailors, leased the third floor in the Hanan Building, at the southwest corner of Fifth avenue and Fifty-nixth dwelling at 12 West Eighty-second street, now under construction, thereoneriset, 20x102.2. of retail business firms. were the Brown, Wheelock Company and Clark T. Chambers. The Connick firm has been located on the avenue during its entire forty-five years of ex-Hart, Flanagan & Co., resident buy-

Frances E. Mines, executrix, &c., sold rick Fox & Co. and S. Osgood Pell by \$7,250 to Morris and Elias White three story dwelling at 319 East floor of 49 to 55 West Twenty-seventh 123d street, 18x100.11.

Peter Curran bought the three story dwelling at 331 East Sixty-fifth street, fices in 1974 Broadway, corner Sixty-

r Sixtyd Sanaleased stucco dwelling, to Louis Michael. seventh street, to the Stonywold Sana-Manheimer Brothers, Inc.,

148 avenue A, 15.7x81.

Porter & Co. sold for Alfred Bein- 1659 Madison avenue, to Julius Levine; hauer to Dora A. Downing the three in 152 Eighth avenue, to Meltis Coro-story dwelling at 51 West 126th street. vesis; the north side to Mints & Heitner, and in 241 West Forty-first street ner, and in 241 West Forty-that stream to Johnson & Cross; also for the Iredas Corporation to Dr. Sinai Gershanek the three upper floors in 70 West Forty-eighth street; for the Codington Company, second floor in 767-769 Sixth ave-nue to Demosthenes Sarvis.

David Harris sold to Bertha Kohosoff Welss Laundry Company.

the three story dwelling at 110 West
121st street, 20x100.11.

Henry Voorhis sold to Edward W.
Bryn 144 West Sixty-fourth area. three story dwelling, 17x100.5.

William H. Hands sold to Margaret
Bartley 544 West 140th street, a three

Eightleth street, to O. M. Nichols, IsiEightleth street, to O. M. Nichols, Isi-Film Corporation to George Creel, presi-Samuel Krulewitch bought from Frank dor De Pass, Misses Neville and Etta Schner the four story dwelling at 146 Chaplin, Mrs. Maud M. Porter, Mrs. West 120th street, 18x100, through H M, Schmitt, the Rev. J. S. Allen, Max. vember next (November 2d) the following of-ficers may be lawfully voted for, to wit: Forty-five electors of President and Vice President of the United States. A Governor, in the place of Alfred E, Smith. Ernest T. Bower sold for James J.

Maddox the three story dwelling at 307

Mest 102d street, 20x100.

Duplan & Lloyd and at 307

Mrs. Sarah Zimmern, William F. Webb

Dunlap & Lloyd sold for John Nash the three story house at 120 West Eleventh street to Mrs. Nicholas Podests.

Charles Berlin sold for August Oppenheimer to Mrs. J. Hogan the four story dwelling at 559 West 160th st.

Tenement Buyers Still Active.

Isaac Stehn sold to Henry Hyams the five story apartment house at 524 and 526 West 159th street, 50x100, between Broadway and Amsterdam avenue.

Louis Brandenstein sold the five story fat at 243 West 115th street, 25x100.11.

Henry S. Haffner bought from Carles P. Man 371 Bleecker street, a five story tenement, 19x62.

Daniel H. Jackson bought from Carle H. Richardson, trustee, 305 West 116th street, after street, near Eighth avenue, a five story single flat, 20x100.

Harry J. Schum sold to a client of Katz & Levy the site story flat at 20x100.

Mrs. Sarah Zimmern, William F. Webb. Thomas Kenworthy.

Francis S. Paterno leased from Carrie Francis A. Paterno leased from Carrie L. Vreeland the four story dwelling at Story dwelling at 1529 West Seventy-second street, near Eighth avenue, a five story steel and the four story dwelling from Carles D. A comptroller, in the place of Eugene M. Travis.

Louis Brandenstein sold the five story fat at 243 West 115th street, a five story steel and the four story dwelling at 300 Park avenue to H. E. Verran; a furnished apartment in 270 Park avenue to H. Malson avenue to B. H. Throop, in 450 Madison avenue to George J. Bates, in the place of Charles D. Newton.

A State Engliner and Surveyor, in the place of Frank M. Williams.

Two Associate Judges of the Court of Appeals in the place of Frank M. Williams.

Two Associate Judges of the Court of Appeals in the place of Frank M. Williams.

E. Verran; a furnished apartment in 270 Park avenue to H. Malson avenue to George J. Bates, in the place of Linguistic in the place of Linguistic in the place Broadway and Amsterdam avenue.

Louis Brandenstein sold the five story flat at 243 West 115th street, 25x109.11.

Henry S. Haffner bought from Charles P. Man 271 Bleecker street, a five story tenement, 19x62.

Daniel H. Jackson bought from Carl Daniel H. Jackson bought from Carl Carles Forty-eighth street to Percival Carles Forty-eighth street to Percival Carles Forty-eighth. The same brokers leased for Carles Forty-eighth street to Percival Carles Forty-eighth street Forty-

single flat, 20x100.

Harry J. Schum sold to a client of Katz & Levy the six story flat with stores at 228 East Eightieth street, on Harris, Vought & Co. leased aparta lot 26.4x102.2.

Freidus & Co. sold for Bertha Quast Middendorf 214 East Fortleth street, a five story tenement, 25x28.9, to a client of Harry J. Schum.

Sophie Weber sold to Wilhelmina J. Berdolt 1751 Park avenue, a four story tenement with stores.

Wheeler Realty Corporation leased for five years an apartment in 49 Fifth A. Liebhoff sold to Esther Kaplan the Montgomery P. Crook the easterly store three story tenement with store at 1523 in 6-8 East Thirty-seventh st., to E. L.

## BRONX TRANSACTIONS.

Alexander Selkin, David Mintz and Harry P. Katz sold to a Mrs. Hellman for occupancy 2766 Briggs avenue, a three story dwelling, on plot 50x100. Harry Cahn sold to Julius Kaplan, Harry Kaplan and Samuel Irving Schiler, the southeast corner of 165th street and Intervale avenue, a one story brick

Hugo Wabst sold for Frank Regrisch Custodians of Primary Records.

OFFICE OF THE CITY CLERK,
BOROUGH OF MANNATTAN.
New York, August 16, 1920.

To the Custodians of Primary Records, the City of New York:
Fursuant to the provisions of Section 293, Chapter 22, Laws of 1909, consituting Chapter 17 of the Connolidated Laws (the Election Law), as amended by Chapter 619, Laws of 1913, and Chapter 820, Laws of 1913, NCTICE 18 HEREBY GIVEN of each City Office to be voted for at the General Election to be held November 2d, 1926, in the Counties of New York, Bronx and Kings and divisions thereof, constituting the City of New York, as follows:
COUNTY OF NEW YORK,
BOROUGH OF MANHATTAN,
Justice of the City Court, to fill the unexpired term of Richard H. Smith, who was elected in November, 1918.
Justice of the Municipal Court, Fourth District, Borough of Manhattan, to fill the unexpired term of Hiram Kirk, who was elected in November, 1918.
Justice Of NEW YORK, 185-1 with a capital of \$25,000 for the purpose | Jr., the two family dwelling on the east of acquiring under a long lease the five side of Fulton avenue, about 450 feet story building at the north corner of north of 239th street; also for L. Lumusic institute The property as well as feet south of Chester avenue, Williams-

Anna Brautigan sold to Antonio Cantela the three story dwelling at the northeast corner of College avenue and Woman Leases Washington Hotel.

294 Burnside avenue, a two story brick The Mace Estates Building Company

7, 1926.
JOHN R. VOORHIS,
CHARLES E, HEYDT,
JAMES KANE,
JACOB A. LIVINGSTON,
Custodians of Primary Records.

Shuttelworth-Keller Paper Bag Com

at 1837 College avenue, 31.6x82.6. Solomon Coldstein sold to Rose Feig Plans have been filed for a five story the four story flat at 1220 Minford addition to the public school on the place, 27,6x100, messanine floor and basement of their. Soraci Contracting Company sold to space for the full term at a gross rental Marie Del Halso 1453 Vyse avenue, a Bronx, on plot 200x115.23.

three story apartment

Meister limiters, Inc., bought the two three far ity houses, 15x100 each, at

710 to 714 Hinry street, three four story

Charles Partridge sold the three story

residence at 569 St. Mark's avenue, near

story dwelling at 233 Eighth street for John Holder to Mamie Reimers.

E. T. Newman sold the three story

QUEENS-RICHMOND DEALS.

Roman-Callman Company sold for

linger & Perrot with a fireproof stor

Cornellus G. Kolff sold for the Has-

brouck Hill Corporation a cottage just completed at Hasbrouck Hill, Staten Island, to Mrs. Mary Toale.

SUBURBAN TRANSACTIONS.

Frederick Brown sold to Charles Whit-

ey the Westchester Apartments, 95x

123x irregular, a five story thirty fam-

ily structure with elevator, occupying the block front on Centre avenue, be-

tween Huguenot and Westchester avenues, New Rochelle. George S. Runk &

Peaso & Elliman sold for Clarence

Sackett his property on Grace Church

atreet, Rye, N. Y., containing three acres,

with dwelling and garage, to Frederick

for the Patates of Tappan Zee, Inc., a plot in the Philipse Manor section of Tarrytown, N. Y., to A. W. Lissauer. The same brokers also leased for Mrs.

Alma H. Rogers her residence at Scars-

dale, N. Y., to Theodore L. Brantley.

Thomas S. Burke sold for Philip
Estranga to Rasmon Richardo the two

family house at 442 Park Hill avenue,

Yonkers, N. Y. Chauncey B. Griffen & Co. sold fo

REALTY NEWS IN BRIEF.

property was purchased at auction re-

cently by the Congress Warehouse and

Forwarding Company, representing the

ELECTION NOTICE.

DOARD OF ELECTIONS
OF THE CITY OF NEW YORK.
General Office, Municipal Building, Bornugh of Manhiattan, New York, September

A Lieutenant-Governor, in the place of

Charles B. Van Valen, Inc., sold for

Robert E. Farley Organization sold

Co. were the brokers.

Hedford, for Blaughter W. Huff. P. C. Sauter Agency sold the tw

nements, 75x100.

Albert K. Sage.

Matthew Monaghan is the buyer of the dwelling at 460 West 142d street, sold recently by Byan & Co. for Valentine J. Schmidt.

Suman V. MacFarland is the buyer f the five story building at 765 Eighth

avenue, sold recently. Hopton, until recently with Joseph P. Day and for many years premi-nent as a real estate broker, is now onnected with Major Harry P. Hewes worth Company the casterly store and the second floor of 528 to 540 Pulton at 15 Maiden lane end 18 John street.

IN THE AUCTION ROOM. 134 VESKY STREET.)

. Ty Joseph F. Day.
LONGSVOOD AV. s.s. 75.2 w Harry at. 20.1x
of 10.20x80-10, escant-Julia Braton ast JaT Lee et al; Jacob E Raiomon, attyl doc.
\$4.867.54: taxes, &c. \$1.381.08; adjourned

By James J. Donnyan. 

#### Fire Record

Olena & Wilson resold the four story home at 106 Prospect Park West to 205 West 126th st.; Edward Muldwelling at 46 Fifth st., between Sixth and Seventh ave., for Mrs. A. Carroll. 10:10-211 fid av.; Elmer # Am 2:50-1865 Broadway: Harry Maria-Triffing 1:45-59 East Eighty-stath street; Harr 5:35-183 Mott wirest; Jessph Ch the Malvina Realty Company, Inc., to Albert Hings the vacant plot, contain-8:45—512 West 49th st., John Wall, Triffing 8:45—179 Allen st., Roy Gish., Triffing 9:05—4 Washington square, Mrs. Schofield Thayer, Triffing 10:00—1005-13 3d av., Jacob Ruping 15,000 square feet, at the northeast corner of Flushing avenue and Furman street. Maspeth, with a frontage on the L. J. R. R. from which a side track will be installed. The buyer will im-prove the property from plans of Bal-10:30-37 Murray at Fernaturer

> MONEY TO LOAN AND WANTED ON BOND AND MORTGAGE.

# MORTGAGE MONEY

FOR FIRST MORTGAGES

on well located office buildings. lofts and apartment houses. SOUTH OF 100 STREET

Wood, Dolson Co., Inc. 141 Broadway. Rector 7554.

#### REAL ESTATE AT AUCTION.

AUCTION SALE. West 55th, four story Westersday, Oct. 6. Send for circular, Westersday, Oct. 6. Send for circular, BRYAN 1. KENNELLY, Auctionect. Tol. Cort. 1547

Arthur C. Sheridan, Inc., R. E. AUCTIONEER. JERE JOHNSON JR. CO., Auctioneers, 193 Montague st., Brooklyn, N. Y. 67 Liberty st., N. Y. Phone Cort. 744. the Francis H. Leggett estate a mort-gage of \$108,500 at 5½ per cent. for three years on the former Leggett Build-ing at 220 to 224 Franklin street. The

#### CITY REAL ESTATE.

F. & G. PFLOMM, REAL ESTATE, 1333 Broadway, at 35th St. Management of Business Properties a Specialty.

## FRESK & CO THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER.

# CROSS&BROWN Real Estate in all its branches. IS EAST 41ST ST. 407 BROADWAY.

HESS Business Property

Fred T. Ley & Co.,

KLEIN & JACKSON,

REAL ESTATE OPERATORS. n5 Liberty st.

Real Estate Brokers.

Real Estate Brokers.

Real Estate Brokers.

Rector 5092.

Marbridge Hidg.

Fitz Roy 772. George B. Corsa, Sale or Lease, 10 East Ferty-third Street, New York. HENRY I. COOPER, Real Estate

200 Broadway. Tel. Cort. 5283. HARRY S. BEALE CO., INC., REAL ESTATE 505 Fifth Av., N. Y. Vanderbilt 247. JOHN M. THOMPSON, REAL ESTATE non, who were appointed by Gowanor to fill vacancy.

Two Judges of the Court of General Sessions in the place of Otto Rosalsky and Thomas C. T. Crain.

A Representative in the Sixty-seventh Congress of the United States for each of the following Congressional Diatricts of the State of New York, viz.: 12th, 13th, 14th, 15th, 14th, 15th, 16th, 16th, 17th, 18th, 19th and 20th Dastricts, respectively, all of which are wholly situate within the County of New York, also for the 21st and 22d Districts, respectively, partly in New York County, and partly in Bronx County, also for the 11th Compressional District, composed of Richmond County and part of New York County.

A Senator for the 12th, 13th, 14th, 15th, 19th, 19th, 17th, 18th, 19th, 20th, Senate Districts, part of New York County.

Twenty-three members of Assembly.

STATE OF NEW YORK, \$\frac{1}{2}\$ CITY OF NEW YORK.

We, the Custodians of Primary Records in and for the City of New York, do hereby certify that we have compared the above with the original notice filed by the Secretary of State in our office on September 23, 1920, and that the Same is a true transcript thereof.

In testimony whereof we have hereunto set 217 Broadway. SPEAR & Co., Commercial Property

840 Broadway, Stuyvesant 627 DOUGLAS L. ELLIMAN & CO. EUGENE A. WALSH FACTORY SITE Goines, Van Nostrand & Morrison,

HARRIS, VOUGHT & CO. | 6 East 46th St. REAL ESTATE. | Tel. V'derbiit 31, J. WOOD CO. Inc., Real Estate Specialist. WM. A. WHITE & SONS. 46 Cedar st. WILLIAM D. BILPATRICK, Cortlandt 3401

From Battery to 14th St., Inclusive, I. B. WAKEMAN REAL ESTATE Downtown properties, thereof.

In testimony whereof we have hereunto set our hands and affixed the seal of said Custodians of Primary Records, the 18th day of September, 1920. 192 Breadway. Phone Cortlandt 778.

Above 50th St .- 5th Av. to East River. 72nd ST., NEAR PARK AVE. 19 FT. DWELLING Recently aftered and decorated; 4 baths. Electricity, steam heat, parquet floors. Immediate Possession. Apply Sole Agent. DUROSS CO., 153 West 14th St.

CONCOURSE BUILDING LOTS AT GREAT SACRIFICE Terms to suit you; also many private houses, modern flats and old buildings and lots, unrestricted territory, for alterations;

BARGAIN
Office Building
23,600 se. ft. May 1st
Home, Investment or Speculation
ELECTUS T. BACKUS
Phone 9323 Vand. 50 East 42d st.

Sarangh of Brony-Sale or Rent.

JUST COMPLETED 240th St. & Katonah Ave. 20 One Family, 7 Room Houses. or garage and vegetable garden; imme-late possession. Half block east of Van Cortlandt Park.

Cortlandt Park.

AGT. ON PREMISES, OR PHONE 2020

FORDHAM. DANIEL HOULIHAN, Owner

CITY REAL ESTATE. CITY REAL ESTATE.

Borough of Queens-Sale or Rest. Borough of tipeens-finie or Rent.



# Sunshine in Every Window Every Room an Outside Room

THESE GARDEN apartments at Jackson Heights are built on a unique block plan. A spacious court, beautifully planted, occuries the interior of the cutire black. This private park is restricted to use of the occupants. Apartments have a double frontage on street and garden. All apartments have an excess of sunshine, light and air, while many have built-in porches.

New 4, 5 and 6 Room

# GARDEN APARTMENTS READY FOR OCCUPANCY THIS FALL

It will be well worth your while to investigate the Jackson Heights Plan of Tenant Ownership Social and business references required

The Queensboro Corporation Manhattan Office Jackson Heights Office 50 E. 42 St., Cor. Madison Ave. Op. 25th St. Subway Station

22 MINUTES FROM 42nd STREET

Telephone Murray Hill 7057 Telephone Newtown #861 To visit Jackson Heights by most convenient route take Subway to Grand Central, transfer to Queensboro Subway (Corona Line) to 29th St. Station.)

Borough of Brooklys-Sale or Rent **BROOKLYN HEIGHTS** Five Minutes from Wall Street Restricted Residential District ale and immediate occupancy: family and duplex houses. Some o houses have been just remodeled. Our ill be improved to suit purchaser, and in reasonable terms. Brokers protected

Oliver E. Yale & Company,

\$3 SOUARE FOOT BUYS owntown business corner building near diges, ferries and terminal, Brooklyn; fin-pit; possession scour; 6,709 feat; brokers ild. ELLERTT, Owner, 154 Nassau. Beck-

FLATBUSH linnes, 1521 Cortsiyou Road BEAUTIFUL OCEAN AVE. PRICE \$30,000. MORTGAGE \$20,000.

JOHN REIS CO. 805 Finthush Av., Flatbush 1400. Pine location: electricity, parquet floors, PARTRIDGE, 773 FLATBUSH AV.

Borough of Queens-Sale or Rent. NEW HOUSE RICHMOND HILL \$2,000 CASH. \$25 MONTHLY ADELMANN-SCHRAUTH CO., Bldr

1800 Liberty Av., cor. Lefferts Av., foot a BEAUTIFUL RICHMOND HILL. 6-7-8 rooms, modern conveniences; 6.7-8 rooms, modern conveniences; tiled itchen and bath; steam; attractive decoragns; floo residential section; near "L" and lew Gardens station; good plot; garage; open firedace.
CLASSIC CONSTRUCTION CO.,
MYRTLE AV. & 113TH ST.,
RICHMOND HILL. PHONE 2019,
FOR A HOME IN FLUSHING
See HALLERAN Agency, Flushing, N. Y.

Porough of Richmond-Sale or Rent.

IMMEDIATE OCCUPANCY. ONLY \$4,000 TO \$7,000 CASH. Halance on easy terms. For full partic

HUGH GETTY, Inc., Builders 350 W. 26th st., N. Y. C. Chelsea 250.

REAL ESTATE-OUT OF CITY. Long Island-Sale or Rent.

# Garden City New

7 to 9 Room Houses of the quality you dared not hope for these days Low in Price

Edgeworth Smith, Inc. One West 34th Street
Phone Fits Roy 5250
Property office directly opposite
Nassau Bouldward Sta. Plans, the
first express stop in Garden City.
Phone Garden City 1154.

All Year Suburban Gomes at Bay Shore and Brightwaters, C. E. BREWSTER, Bay Shore, L. THOS. O'CONNELL Manhanet Plandon MANHANSET, L. I. Tel. 226. DOUGLAS MANOR, J. HART WEICH. Tel. Bayelde 811. LONG BEACH LEWIS H. MAY CO.

PLWashington, L.I. Frank B. Smith & Soc. Tel

Harvey Craw, Great Neck. Real Estate, Vand. 4048. JEREMIAH ROBBINS, Along South Shore Babylon, L. I. Westchester-Sale or Rent. New Jersey-Sale or Rent. HAMaria Westchester & Nearby Cons. Property. 887 Fifth Ave. ALONG THE SOUND

REAL ESTATE-OUT OF CITY. Westchester-Sale or Rent.

#### ARTISTIC HOMES **NEW ROCHELLE**

with garages,

Prices \$22,000 to \$28,000. W. D. HUNTER, Builder and Owner,

## **EVERYBODY KNOWS** THE WOODS OF LARCHMONT

as one of the CHOICEST, FAIREST & HEALTHEST HOME LOCATIONS NEAR THE SOUND We have several beautiful building plots that we will sell cheap for quick sale to close out the balance of our holdings. Jos. Lambden & Son, Inc.

## YONKERS

Just Over New York Line.
on the Hudson; a real home, 13 room house, bath, parquet floors, large rooms, front and rear porches, 8 steepling rooms, 2 sleepling porches, glass enclosed; steam heated; % acre ground; house stands back 100 feet from street; large shade trees, beautiful strubs, rose garden; quantity of fruit; excellent garden; chicken house, stone garage for 3 cars; inshedists possession; price \$22,500; easy terms. CHAB. F. COY, 600 West 127th st. Morningaide 4834.

"In the Heart o' the Woods." Also in the heart of New Rochelle. In heautiful Beechmont. Excellently built new house on plot 100x150, with majorio trees. Colonial house, extra spacious porch, centre hall, panelled living room 15x25, 5 large bedrooms, sleeping porch, 3 fine mmense closets, steam heat. \$25,000.

Allabough & Son POSSESSION IMMEDIATELY Owner must leave for California; will rent her attractive home of ten rooms and two baths, unfurnished. Nice grounds, 150x 100; shrubs, fruit trees, &c. An electric dishwasher, washing machine, electric froner and fireless cooker also go with this house. Will lease for three years at \$275 per month, or will sell if sale is consummated at once.

mated at once.
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